

**Public Properties, Land Use Committee and Community Affairs**

**February 10, 2014**

**@ 6:40 PM**

**Warwick City Hall**

**3275 Post Road**

**Warwick, RI 02886**

**Chair Person: Councilman Merolla**

**Member: Councilman Colantuono**

**Member: Councilman Chadronet**

**Time Started:**

**Time Ended:**

1. **PCO-3-14 Ordinance for a public hearing to review and solicit input and comment from the public and elected officials on the Planning Board approved of the Comprehensive Plan and Future Land Use Map entitled "City of Warwick Comprehensive Plan 2013-2033, 21<sup>st</sup> Century Warwick: City of Livable Neighborhoods."**

(Councilman Colantuono and Council President Travis, at the request of Mayor Avedisian)

First Passage

Committee Report (Land Use):

Action:

Moved by:

Seconded by:

Vote:

2. PCR-17-14 **Resolution regarding a Wetlands petition from RI Airport Corporation**

(Councilwoman Vella-Wilkinson-Ward 3, Councilman Solomon-Ward 4, Councilman Donovan-Ward 7)

The purpose of the proposed wetlands alterations is twofold as follows:

1. To implement safety improvements at T.F. Green Airport to meet required FAA standards, including extending the Runway 34 End Safety Area and installing an Engineered Materials Arresting System (EMAS) to improve the runway safety area (RSA) overrun. Also included are associated modifications to security access roads, field lighting, and navigational aid systems. Storm water drainage system modifications are also proposed to comply with the requirements of the RI Storm water Design and Installation Standards Manual.
2. Additional wetland alterations are associated with a number of mitigation areas intended to compensate for wetland alterations, and associated loss of functions and values, resulting from the work described in number 1 above. Said mitigation includes, in general, wetland creation in upland wetland areas; reconnection of currently fragmented wetland areas; restoration of a currently channelized portion of river to a sinuous channel; replacement of substandard, obstructing culverts; daylighting of a currently

culverted portion of a river; and relocation of fencing to facilitate access to areas of wetland currently inaccessible to many species of wildlife.

The proposed alterations to freshwater wetlands consist of at least clearing, filling, re-grading, excavation, temporary and permanent diversion of flow, creation of new channels, discharge of storm water, artificial illumination, creating soil disturbance, and other construction-related disturbance within or that otherwise change the character of the above-noted regulated freshwater wetlands.

The project, as proposed, will result in the permanent alteration and/ or disturbance of approximately 2.63 acres of swamp, the relocation of a stream, a river channel (where a channel exists), and approximately 4.16 acres of perimeter/riverbank wetland. Additionally, temporary impacts to freshwater wetlands include approximately 0.589 acres perimeter/riverbank wetland, primarily associated with staging and access areas and temporary sheeting. Freshwater wetlands altered during the construction of mitigation areas include approximately 1.28 acres of swamp, approximately 850 linear feet of river and approximately 3.9 acres of perimeter/riverbank wetland. Note that all areas listed are consolidated such that areas of impacts within multiple wetland types were accounted for only once.

Committee Report (Land Use):

Action:

Moved by:

Seconded by:

Vote:

**3. PCO-32-13 Ordinance relative to a Zone Change Petition, Pawtuxet by the Sea, Centerville Builders, Inc., Petitioner**

(Councilman Colantuono – Ward 1)

Second Passage, as amended

The Applicant is requesting a recommendation to the City Council for Assessor's Plat 292, Assessor's Lots: 187, 188 (Portion) & 189, to allow for the development of a (6) six-unit condominium complex. The property is currently a split zone; A-7 & A-10 Residential, and the Applicant is hereby requesting a zone change to A-10 Planned District Residential (PDR), with exemptions for less than required frontage, lot width, (Canonchet Lane), and front-yard and side-yard setbacks, less than required landscaping and screening, parking within 15' of a residence, parking and driveway within 10' of a property line, no direct access to a major street or highway, less than required separation between buildings, loft (living space) in an accessory building, higher than allowed accessory building, and an accessory building within the front yard setback.

Committee Report (Land Use):

Action:

Moved by:

Seconded by:

Vote: